



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

Hoboken Planning Board
94 Washington Street
Hoboken, New Jersey 07030

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PLEASE TAKE NOTICE the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, July 13, 2016 at 7:00PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards, Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) Meeting Called to Order**
- 2) Open Public Meeting Statement**
- 3) Roll Call**
- 4) Matters Scheduled for Review:**

Location: **206 Jefferson Street**

Case: HOP-16-14

Block: 39, Lots 4, 32.1.32.02 and 35

Zone: R-2

Applicant: Jefferson Lofts LLC

Summary: Preliminary Major Site Plan and Subdivision review for the proposed reconfiguration of the existing lots, a proposed five story two unit residential structure to front on Jefferson Street and a five story nine unit residential building to front on Second Street with shared parking (eleven spaces).

Variances: Height, Lot Coverage, Lot Depth, Rear Yard Setback

Attorney: James Burke, Esq

Architect: Minervini Vandermark

Planner: Ken Ochab

Decision:

Location: **302 Garden Street**

Case: HOP-16-15

Block: 179, Lot 42

Zone: R-1

Applicant: 302 Garden Re LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new five story building with two residential duplex units over one commercial space

Variances: Floor to Floor Height, Height, Lot Area, Lot Depth

Attorney: Robert Matule, Esq

Architect: Nastasi Architects

Planner: Ken Ochab

Decision:

Location: **527-529 Monroe Street**

Case: HOP-16-16

Block: 67, Lots 14 and 15

Zone: R-3

Applicant: 527 Monroe Street LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new five story building with eight residential on floors 2-5 over one floor of parking(7 spaces) and one 600' commercial space;

Variances: Height, Lot Coverage, Retail

Attorney: Robert Matule, Esq

Architect: Minervini Vandermark

Planner: Edward Kolling

Decision:

6) Next Meeting Date: August 2, 2016

The above is a tentative agenda and as such is subject to change.

Formal Action May Be Taken

7/5/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule, Esq., James Burke Esq.